052.0	0001	0019.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,395,500 / 1,395,500
					USE VALUE:	1,395,500 / 1,395,500
					ASSESSED:	1,395,500 / 1,395,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGHROCK CHURCH INC
Owner 2:	
Owner 3:	
Street 1:	735 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN ARTHUR F TRS-ETAL -
Owner 2:	COUGHLIN ROBERT J -
Street 1:	14 INDIAN HILL
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 11,260 Sq. Ft. of land mainly classified as Other with a Warehouse Building built about 1926, having primarily Conc. Block Exterior and 8800 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	11260.000	802,300		593,200	1,395,500
Total Card	0.258	802,300		593,200	1,395,500
Total Parcel	0.258	802,300		593,200	1,395,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 158.58 | /Parcel: 158.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35848
GIS Ref	
GIS Ref	
Insp Date	10/01/18

!4311!

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	802,200	0	11,260.	583,500	1,385,700	1,385,700	Year End Roll	12/18/2019
2019	316	FV	759,900	0	11,260.	544,600	1,304,500	1,304,500	Year End Roll	1/3/2019
2018	316	FV	757,800	0	11,260.	486,300	1,244,100	1,244,100	Year End Roll	12/20/2017
2017	316	FV	757,800	0	11,260.	427,900	1,185,700	1,185,700	Year End Roll	1/3/2017
2016	316	FV	757,800	0	11,260.	320,900	1,078,700	1,078,700	Year End	1/4/2016
2015	316	FV	354,000	0	11,260.	291,800	645,800	645,800	Year End Roll	12/11/2014
2014	316	FV	354,000	0	11,260.	291,800	645,800	645,800	Year End Roll	12/16/2013
2013	316	FV	354,000	0	11,260.	291,800	645,800	645,800		12/13/2012

PRINT

Date	Time
12/10/20	19:20:45

LAST REV

Date	Time
05/21/20	08:58:26
apro	
4311	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN ARTHUR	62546-250		8/29/2013	Mult Lots	1,230,000	No	No		
	12803-365		6/2/1975		125,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2015	891	Renovate	20,000		7/7/2015			Drywall interior.
10/24/2014	1413	Heat App	68,000					Install HVAC.
8/21/2014	1055	Inter Fi	65,000		8/25/2014			Interior fit-up.

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	PH	Patrick H
4/7/2015	Inspected	PT	Paul T
3/19/2009	Meas/Inspect	197	PATRIOT
5/4/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		11260	12,720	Sq. Ft.	Site		0	30.5	1.73	CA									593,227						593,200	

Total AC/HA:	0.25849	Total SF/SM:	11260	Parcel LUC:	962	Other	Prime NB Desc:	COMM AVG	
Total:	593,227	Spl Credit		Total:	593,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	2000
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	1.01181948
Adj $ / SQ:	55.852
Other Features:	22900
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	913730
Depreciation:	111475
Depreciated Total:	802255

COMMENTS

HIGHROCK CHURCH FACTOR W/LOT 20D.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

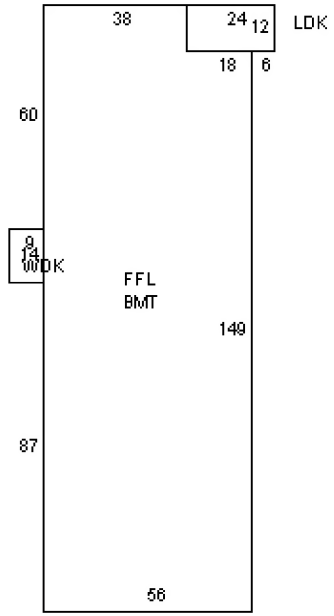
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	74.28
Special Features:	0	Val/Su Net:	44.54
Final Total:	802300	Val/Su SzAd	91.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	8,800	16.760	147,450
FFL	First Floor	8,800	58.090	511,161
LDK	Loading Dock	288	12.940	3,726
WDK	Deck	126	14.100	1,777

Net Sketched Area:	18,014	Total:	664,114
Size Ad	8800	Gross Are	18014	FinArea	8800
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc